**From:** Rose Todd
**Sent:** 29 June 2017 18:03
**To:** Andrew Lewis
**Cc:** Clare Mitchell; Jennifer Ballinger
**Subject:** 17/00983/REM

This proposal  covers the redevelopment of land parcels within the Technical Site of the former RAF military airfield of Upper Heyford. The two land parcels are located either side of the main arm of the trident road layout.

Historically RAF military stations were functionally and specially dispersed (against enemy attack) into three distinct areas –  residential site, technical site and  flying field. Maintenance and engineering were undertaken in the technical site and for that reason the bulk of the buildings in this part of the site would be workshops.

Given the cutting-edge engineering that the RAF represents and the non-domestic nature of this part of the site it was felt that a radical approach to the architecture and development of this part of the site could be employed. Sadly this hope expressed by the Local Planning Authority has not manifested itself and the architecture that has come forward is bordering on the ordinary.

No development within the technical site should be undertaken in isolation – the coherent character of the original military base needs to be interpreted and brought forward within the current series of consents.

The following observations are made:

1. Parking – the proposed on-street parking along the central road of the trident will compromise the campus feel of the trident. Other on-street parking leaves the area with over-indulgent/excessive areas of hard standing.
2. Landscaping – courtyard parking gives rise to excessive areas of hard standing.
3. Double gables – building with two gables to one elevation appear ‘estate’ urban, there is nothing avant garde regards their design. The gables appear rather too wide for the elevation.
4. Materials need to be appropriate to the site (brick and slate samples require approval).
5. Architectural details of the porches, rainwater system and joinery  need to be approved.

This proposal is on the whole disappointing. There remains an opportunity to create an area within the settlement with architectural design which reflects the knife-edge state of engineering innovation when the RAF was first formed. There is no dazzling vision and in my mind this is a wasted opportunity.

Should this scheme receive approval then the choice of materials, joinery, rwg system, landscaping, porch and other architectural detailing will require to be conditioned.

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